

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 18, 2015**

1. CALL TO ORDER

Chairman Desai called the Wednesday, February 18, 2015, meeting to order at 7:00 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Kevin Clements, Vice Chairman
Victor Zarrilli, Secretary
Giuseppe Aglieco
Carmelo D'Agostino

Alternates: William O'Sullivan

Also: Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO
Eileen A. Knapp, Recording Secretary

2. PUBLIC

No one from the public spoke at this time.

3. ADOPT THE AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Agenda adding item 6 b. UConn Law Students – Questions/Presentations. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

4. CONSENT AGENDA

A MOTION was made by Commissioner Zarrilli to approve the Consent Agenda. Seconded by Commissioner Aglieco. 4 were in favor (Desai, Zarrilli, Aglieco, D'Agostino), one abstention (Clements), MOTION CARRIED. The following items were approved on the Consent Agenda:

- A. Approve minutes of January 21, 2015;**
- B. Approve minutes of February 4, 2015;**

5. AGENDA ITEMS

- A. Subdivision Application, Lou-Anne Schmelter and Lisa Fontana, proposing to divided #332 France Street in to two (2) residential lots , one with an existing residence and the other to be a building lot, plus a public**

sidewalk waiver request, for property located at 332 France Street in a R-20 Residential Zoning District; ID# 16-006;

Mr. Tom Schmelter addressed the Commission representing the Applicants. He presented several pictures of the site to try to address the reason for their request to waive the sidewalks on the site. There is already a sidewalk on the north side of the street and no sidewalks on the south side. The power line poles on the south side of the street are about 30' off the street because France Street was made so it could be widened. Mr. Schmelter said he doesn't think it makes sense to put in sidewalk because if they did the sidewalks would be far from the paved street and there are no other sidewalks they could connect to. There is also an area where they would have to build over a wetland area in order to construct the sidewalks on this side of the street. Mr. Schmelter also requested that the fee in lieu of sidewalks be waived because there probably will never be sidewalks on the south side of the street, because all the surrounding properties are developed.

Ms. Ricci noted that according to Town Regulations, if sidewalks are waived, "a fee in a sufficient amount to construct the walk as established by the Director of Engineering and Highways *shall* be imposed and placed in a sidewalk fund." She noted that the Commission must also vote on an open space waiver for this application and according to Regulations, the Commission may at their discretion "waive the open space requirement when the total land area of the subdivision is fewer than 10 acres".

A MOTION was made by Commissioner Zarrilli to waive the open space requirements for this subdivision application Lou-Anne Schmelter and Lisa Fontana, proposing to divided #332 France Street in to two (2) residential lots, one with an existing residence and the other to be a building lot, plus a public sidewalk waiver request, for property located at 332 France Street in a R-20 Residential Zoning District. . Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioner O'Sullivan voted on this application in place of Commissioner D'Agostino)

A MOTION was made by Commissioner Zarrilli to deny the request for the sidewalk waiver. Seconded by Vice Chairman Clements. MOTION AND SECOND WITHDRAWN.

A MOTION was made by Commissioner Zarrilli to approve the request for a sidewalk waiver with the understanding that funds will be contributed to the Town's Sidewalk Fund in lieu of the sidewalks. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioner O'Sullivan voted on this application in place of Commissioner D'Agostino)

A MOTION was made by Commissioner Zarrilli to approve the Subdivision Application, Lou-Anne Schmelter and Lisa Fontana, proposing to divided #332 France Street in to two (2) residential lots, one with an existing residence and the other to be a building lot, plus a public sidewalk waiver request, for property located at 332 France Street in a R-20 Residential Zoning District. Seconded by Commissioner O'Sullivan. All were in favor,

MOTION CARRIED UNANIMOUSLY. (Commissioner O'Sullivan voted on this application in place of Commissioner D'Agostino)

B. Site Plan Modification, Town of Rocky Hill, Guy Scaife, Town Manager, proposing to add forty-five (45) parking spaces, relocate dumpsters to a concrete pad with an enclosure at southeast corner of building, and add a ten (10') foot wide emergency access road around the rear of Griswold Middle School located at 144 Bailey Road, in a R-20 Residential Zoning District; ID # 09-714;

Mr. Jim Sollmi, Director of Community Development Services addressed the Commission representing the Town of Rocky Hill for improvements to the Griswold Middle School Parking lot. They are proposing to add 46 spaces. Some pine trees will have to be removed, but they will be replaced. Seventeen of the spaces are being located on the north side of the site where an island is being removed. All handicapped parking will be moved to the front of the building. They are also adding an emergency access around the building, which will be 10' wide. Dumpsters will be relocated to another area on an enclosed dumpster pad.

Mr. Mike Mancini, Director of Facilities for the Board of Education said they need the additional spaces because two other schools, including the High School, are under construction and they are using Griswold Middle School for many events and summer programs.

Commissioner Comments/Questions

Vice Chairman Clements asked when the trees would be removed and where they would be replanted. Mr. Sollmi said they plan to start the project in early spring. He pointed out where the new trees would be placed in late spring.

There were concerns about the silt fencing being too close to the soccer field. Mr. Sollmi said the silt fence will be pulled away from the field. There will not be any grading on that hill. He noted that they will be adding drainage in the area where they are adding the 14 parking spaces.

Commissioner Zarrilli asked if the access road would remain gravel. Mr. Sollmi said it would be a bituminous paved material. They do not plan on curbing the entrance to the access road and the access road will be graded away from the building. Commissioner Zarrilli asked if the dumpster and shed could be moved so that it would be easier for emergency vehicles to maneuver.

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Modification, Town of Rocky Hill, Guy Scaife, Town Manager, proposing to add forty-five (45) parking spaces, relocate dumpsters to a concrete pad with an enclosure at southeast corner of building, and add a ten (10') foot wide emergency access road around the rear of Griswold Middle School located at 144 Bailey Road, in a R-20 Residential Zoning District including all staff comments and with the following conditions:

- **That the shed and dumpster pad be moved.**
- **The silt fencing placement moved so that it shall not affect the soccer field.**
- **The curing on the on the northern side of the building be made to allow level road to the access drive.**

Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

C. Referral under Section 8-24 of Connecticut General Statutes, Town of Rocky Hill, to lease fifteen (15) acres of Town land with the option to renew, and with the right of first refusal for up to an additional twenty-five (25) acres of contiguous Town land for the development of a six (6) to nine (9) megawatt solar photovoltaic power generation facility in Phase 2 of the Rocky Hill Business Park the entrance of which is located at the intersection of Old Forge Road, Dividend Road and Belamose Avenue in an OP- Office Park Zoning District, ID # 18-093:

Mrs. Ricci said this is only a referral, not an application, and the Commission's report this evening will be forwarded on to the Town Council. Mrs. Ricci read the applicable Statute, Section 8-24, related to municipal improvements. The Town is looking to lease part of municipally owned property for a photovoltaic solar power generation facility in Phase II of the Industrial Park. Public utilities or any use similar to, are allowed in this Zone according to the Town's Zoning Regulations.

Commissioner Zarrilli said he would them to consider locating any open space towards the west side by Dividend Park.

A MOTION was made by Commissioner Zarrilli to vote in favor of the referral under Section 8-24 of Connecticut General Statutes, Town of Rocky Hill, to lease fifteen (15) acres of Town land with the option to renew, and with the right of first refusal for up to an additional twenty-five (25) acres of contiguous Town land for the development of a six (6) to nine (9) megawatt solar photovoltaic power generation facility in Phase 2 of the Rocky Hill Business Park the entrance of which is located at the intersection of Old Forge Road, Dividend Road and Belamose Avenue in an OP- Office Park Zoning District with the condition of contiguous open space be kept in mind as part of the lease and development agreement. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

6. ANY OTHER BUSINESS

A. Meeting Reminders: February 24th Planimetrics to review Draft POCD with Commission and March 11, 2015 Public Information Meeting on Draft POCD; March 18, 2015 Regular Meeting and Hearing on Mixed Use Development;

B. UConn Law Student Presentations

Attorney Dwight Merriam, Adjunct Professor at the University of Connecticut School of Law addressed the Commission. His students introduced the topics that they are researching, which are relevant to Planning and Zoning. The topics being researched are:

- Low Impact Development
- Temporary Sign Regulations
- Short-term Rental Regulations
- Home Occupations

7. COMMUNICATIONS

A. Educational Opportunity: CT Bar Association – Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions, Saturday March 21, 2015 at Wesleyan University, 8:30 to 4:30

Anyone interested in attending this Seminar can contact Mrs. Ricci.

B. Any other Communications

Commissioners received the agenda for the February 24th meeting as well as the new Medical Marijuana Regulations.

8. APPROVE BILLS

None.

9. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn the meeting AT 8:21 p.m. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Eileen A. Knapp

Recording Secretary